




# Montgomery Planning

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB  
Item No.  
Date: 4/22/2021

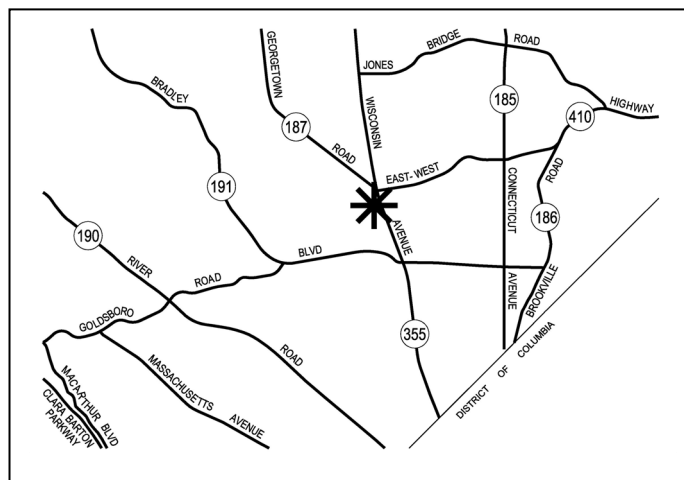
## Hampden East, Preliminary Plan 120210130 & Site Plan 820210070 – Regulatory Extension Request #1

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Completed: 4/09/2021

### Description

- First request to extent the review period of concurrent Preliminary Plan and Site Plan applications from April 29, 2021 through July 29, 2021
- Proposal: Request to create 1 lot for up to 510,000 square feet of mixed use development comprising of up to 340,000 square feet of office, up to 10,000 square feet of retail, and up to 170,000 square feet of residential uses with 17.6% MPDUs, and 278,440 square feet of BOZ density with associated PIP payment
- Current use: Multi-story office buildings and several single-story retail buildings totaling 109,518 square feet
- Located on the block of East Lane between Montgomery Lane and Hampden Lane
- 1.06 acres zoned CR 5.0 C 5.0 R 4.75 H 250' in the 2017 *Bethesda Downtown Sector Plan*
- Applicant: Washington Property Company and Douglas Development Company
- Acceptance date: December 29, 2020



### Summary

- Staff Recommendation: Approval of the extension request.**
- Section 50.4.1.E of the Subdivision Regulations and Section 59.7.3.4.C of the Zoning Ordinance provides a 120-day limit for preliminary plan and site plan hearings. The Planning Board may, however, extend this review period. Based on the Application's acceptance date of December 29, 2020 the last Planning Board hearing within the 120-day review period is April 22, 2021.
- Following acceptance of the applications, additional communication between MNCPPC staff and the Montgomery County Department of Transportation was necessary to address goals of the Bethesda Downtown Design Guidelines and Streetscape Standards. The Applicant has resubmitted plans and anticipates bringing the applications forward to the Planning Board by the end of July.
- This is the first extension request associated with the applications.

**Attachment A:** Applicant's extension request



**Montgomery County Planning Department**  
**Maryland-National Capital Park and Planning Commission**

Effective: January 29, 2021

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## REGULATORY REVIEW EXTENSION REQUEST

☐ Request #1

☐ Request #2

### M-NCPPC Staff Use Only

File Number Date Received	_____	MCPB Hearing Date	_____
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**Plan Name:** \_\_\_\_\_ **Plan No.** \_\_\_\_\_

This is a request for extension of: ☐ Project Plan ☐ Sketch Plan **820210070**  
☐ Preliminary Plan ☐ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: \_\_\_\_\_

The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

### Person requesting the extension:

☐ Owner, ☐ Owner's Representative, ☐ Staff (check applicable.)

Name		Affiliation/Organization	
Street Address			
City	State		Zip Code
Telephone Number	Fax Number	E-mail	

We are requesting an extension for \_\_\_\_\_ months until \_\_\_\_\_

Describe the nature of the extension request. Provide a separate sheet if necessary.

### Signature of Person Requesting the Extension

*Matthew Gordon*

Signature

Date

**Extension Review**

*Planning Director Review for Extensions 30 days or less*

I, the Planning Director, or Director's designee, have the ability to grant extensions of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from \_\_\_\_\_ until \_\_\_\_\_.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

*Planning Board Review for Extensions greater than 30 days*

The Montgomery County Planning Board reviewed the extension request on \_\_\_\_\_ and approved an extension for more than 30 days of the Planning Board public hearing date from \_\_\_\_\_ until \_\_\_\_\_.